

MINUTES
CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 2018

DIRECTORS PRESENT:

Kevin Dickson, Debbie Fallon, Billie Hastings, Marchette Hogan-McCullough, Marilyn Whitcomb

CANNON MANAGEMENT:

Trina Blair

CALL TO ORDER:

The meeting was called to order at 6:01 P.M. at The Long Beach Petroleum Club located at 3636 Linden Avenue, Long Beach, CA 90807. A quorum was present.

HOMEOWNER FORUM:

Introductions were made and homeowners present were given an opportunity to speak and ask questions of the Board.

DIRECTOR ENTERED MEETING:

Director Hogan-McCullough entered the meeting at 6:42 P.M.

REVIEW OF MINUTES:

The Board reviewed the minutes from the August meeting. The minutes were approved as submitted.

FINANCIAL:

The Board reviewed the August financial statements. The financial statements were accepted subject to review by the Association's CPA.

The Board reviewed several water bills from the City of Long Beach and a graph tracking the usage and cost. The Board indicated that no further action was necessary. [Reference: September 2018 Management Report Pages 29-38]

The Board reviewed (and approved) the Association's draft 2017-2018 Annual Financial Audit prepared by Owens, Moskowitz and Associates, Inc., the Association's CPA. Cannon Management will distribute the approved review to all homeowners. [Reference: September 2018 Management Report Pages 39-54]

The Board reviewed (and approved) the Association's hand carried 2017-2018 federal and state tax returns prepared by Owens, Moskowitz and Associates, Inc.

The Board reviewed correspondence from International City Bank regarding the monthly fees and interest rate for the Association's money market account. The Board indicated no further action was necessary. [Reference: September 2018 Management Report Pages 55-56]

The Board reviewed correspondence from Rose Purmort with Cannon Management regarding reserve reimbursements. The Board approved for the following transactions to be reimbursed from the Association's reserve account to the operating account:

- #77811 – Replacement of the spears on the vehicle access gates completed by MC Welding in the amount of \$280; and

- #77367 – Replacement street signs purchased from Brimar Industries in the amount of \$160.33.

Cannon Management will publish a transfer letter in the next management report. [Reference: September 2018 Management Report Pages 57-58]

DELINQUENCIES:

Cannon Management updated the Board on delinquency issues. The Board indicated that no further action was necessary. [Reference: September 2018 Management Report Page 60]

LANDSCAPE MATTERS:

The Board asked Cannon Management to request that the Association's landscape maintenance vendor complete an irrigation check.

The Board reviewed published and hand carried correspondence regarding the tree trimming recently completed by BrightView Tree Care Services. The Board asked Cannon Management to deduct the cost for the light repairs from the additional cost to trim the Carrotwoods that were not part of the 2018 tree trimming schedule. [Reference: September 2018 Management Report Pages 62-63]

MAINTENANCE MATTERS:

The Board asked Cannon Management to request that the city inspect the storm drains throughout the property.

The Board asked Cannon Management to confirm what happened to the light fixtures that were removed at the Board's request.

The Board reviewed (and approved) a hand carried proposal from Horizon Lighting to install an LED light near 601 Avery Place in the amount of \$2,280. Cannon Management will publish this proposal in the next management report.

The Board reviewed (and approved) a hand carried proposal from International Paving Services to remove/replace a section of concrete on Avery in the amount of \$2,925. The Board asked Cannon Management to inform the affected homeowners of the work when scheduled. Cannon Management will publish this proposal in the next management report.

CROWN POINTE AWARENESS TASK FORCE:

The Board reviewed (and approved) the locations proposed by the Association's Crown Pointe Awareness Task Force for the installation of the Association's courtesy patrol signs. [Reference: September 2018 Management Report Pages 64-76]

NOTICE TO HOMEOWNERS:

The Board asked Cannon Management to notify all homeowners of the following Association related issues:

- Gate directory use; and
- Next scheduled meeting.

DIRECTOR LEFT MEETING:

Director Dickson left the meeting at 7:32 P.M.

OTHER ASSOCIATION RELATED MATTERS:

The Board appointed Director Whitcomb with the authority to obtain an appraisal between meetings on the land rented by the Association at the main entrance for an amount not to exceed \$2,000. [Reference: September 2018 Management Report Page 77]

The Board approved the following with regards to the Association's paint colors:

- Stucco: Crossover color comparable to Sherwin Williams "Muslin";
 - Fascia/Trim/Garage Door: Weathered Brown and Buffalo Herd;
 - Wrought Iron: Black, Weathered Brown, Buffalo Herd and Shipyard; and
 - Remove all of the remaining approved colors for the wrought iron.
- [Reference: September 2018 Management Report Page 78]

The Board reviewed (but tabled) the revised guest parking rules. Cannon Management will republish this correspondence in the next management report. [Reference: September 2018 Management Report Page 79]

The Board approved to appoint member Gerald Soloman with the authority to cite vehicles that are in violation of the Association's parking rules.

ADJOURN TO EXECUTIVE SESSION:

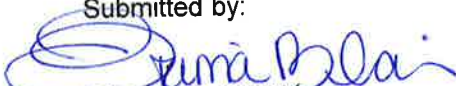
The Board met in Executive Session at the last regularly scheduled Board Meeting to address the following:

- Review (and approval) of previous minutes;
- Homeowner delinquencies;
- Homeowner correspondence;
- Disciplinary issues for homeowners alleged to be in violation of the governing documents;
- Legal issues (if any); and
- Any other issues that may be lawfully addressed in Executive Session.

ADJOURNMENT:

The meeting was adjourned at 7:42 P.M. The next meeting is scheduled for 6:00 P.M. on Thursday, October 18, 2018 at The Long Beach Petroleum Club located at 3636 Linden Avenue, Long Beach, CA 90807.

Submitted by:



Trina Blair, CCAM
Cannon Management

CERTIFICATION BY SECRETARY:

I, Kevin Dickson, am the duly appointed Secretary of Crown Pointe Community Association, Inc. and hereby certify that these minutes were approved by the Association's Board of Directors on 10/18/18.



Duly Appointed Secretary
Crown Pointe Community Association, Inc.